



Mill Lane, Rowington

Guide Price £2,000,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a substantial six bedroom, six bathroom farmhouse set within 16 acres and situated in the sought-after village of Rowington, this impressive residence is approached via secure gates and a sweeping gravel driveway, complemented by a triple oak-framed car port providing ample parking.

The property's grand entrance is marked by a double-height hallway, which leads into a generously proportioned lounge featuring an inglenook fireplace and bi-fold doors, as well as a separate study for those seeking a tranquil workspace. The heart of the home is the expansive kitchen/dining and living room, benefitting from dual aspect windows, bi-fold doors, a well-appointed pantry, and a separate utility room, creating a superb space for both family living and entertaining.

On the first floor, there are four large double bedrooms, each with its own en-suite bathroom, offering comfort and privacy for family members or guests. The principal suite is a true sanctuary, boasting a private balcony, a walk-in wardrobes, and a luxurious en-suite bathroom with dual sinks, a freestanding bath, and a separate shower. The second floor provides two further spacious double bedrooms, both benefitting from en-suite facilities, ideal for accommodating a growing family or visitors.





The property is further enhanced by an array of outbuildings, including a separate one-bedroom lodge, a two-bedroom barn conversion (perfect for extended family, guests, or potential rental income), and an unconverted barn offering scope for further development (subject to the necessary planning consents).

With a wealth of character features and modern comforts throughout, this outstanding farmhouse is perfectly positioned to enjoy the tranquillity of the Warwickshire countryside and the nearby Grand Union Canal, while offering flexible accommodation and significant potential for a variety of uses. This is a rare opportunity to secure a prestigious family home in a desirable rural location, with substantial living space and versatile outbuildings that could be utilised for a range of purposes (such as home offices, guest accommodation, or development projects). Early viewing is highly recommended to fully appreciate the scale, quality, and potential of this remarkable property in the heart of Rowington.



PLEASE NOTE SOME OF THE IMAGES HAVE BEEN ENHANCED WITH AI



PROPERTY LOCATION

Set within the delightful village of Rowington, Rowington Grange enjoys a rural environment yet is only a few minutes' drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: H

Tenure: Freehold

- Substantial Six Bedroom Six Bathroom Farm House Set Within 16 Acres Located With A Plethora Of Out Buildings Offering Over 8,500 Square Feet Within The Village Of Rowington
- The Property Is Set Behind Gates & A Large Gravel Driveway Which Is Supported By A Triple Oak Framed Car Port
- The Property Is Accessed Via The Double Height Entrance Hallway & Is Comprised Of A Large Lounge With Inglenook Fireplace, & Bi-Fold Doors & A Separate Study
- A Large Kitchen/ Dining,& Living Room With Dual Aspects, Bi-Fold Doors Into The Garden, A Pantry & A Separate Utility Room
- Located On The First Floor Are Four Large Double Bedroom All With En-Suite Bathrooms



- The Principal Suite Boasts A Balcony, Walk In Wardrobes & En-Suite With Dual Sinks, Free Standing Bath & Separate Shower
- Located On The Second Floor Are Two Further Double Bedrooms Which Both Benefit From En-Suite Bathrooms
- Located To The Rear Of The Property Are Expansive Gardens Which Look Over The Warwickshire Countryside & The Grand Union Canal
- The Property Is Accompanied By A Separate One Bedroom Lodge, A Two Bedroom Barn Conversion & A Unconverted Barn

GRANGE

PORCH

10' 1" x 5' 1" (3.07m x 1.54m)

DOUBLE HEIGHT HALLWAY

15' 9" x 22' 4" (4.81m x 6.80m)

WC

LOUNGE

16' 1" x 23' 6" (4.91m x 7.16m)

STUDY

16' 1" x 9' 9" (4.89m x 2.96m)

KITCHEN/DINING & LIVING ROOM

14' 2" x 35' 3" (4.33m x 10.75m)

UTILITY

7' 9" x 10' 0" (2.36m x 3.04m)

PLANT ROOM

PANTRY



FIRST FLOOR

PRINCIPAL SUITE

15' 11" x 17' 9" (4.85m x 5.42m)

BALCONY

14' 1" x 5' 10" (4.29m x 1.78m)

WALK IN WARDROBE ONE

5' 6" x 7' 4" (1.68m x 2.24m)

WALK IN WARDROBE TWO

5' 6" x 6' 10" (1.67m x 2.08m)

ENSUITE

16' 2" x 7' 3" (4.93m x 2.22m)

BEDROOM TWO

14' 1" x 14' 2" (4.28m x 4.32m)

ENSUITE

7' 10" x 9' 11" (2.38m x 3.01m)

BEDROOM THREE

14' 1" x 13' 11" (4.29m x 4.25m)

ENSUITE

7' 9" x 7' 7" (2.35m x 2.30m)

BEDROOM FOUR

11' 1" x 10' 4" (3.37m x 3.14m)

ENSUITE

4' 4" x 10' 10" (1.32m x 3.31m)



SECOND FLOOR

BEDROOM FIVE

9' 10" x 26' 0" (2.99m x 7.93m)

ENSUITE

9' 11" x 9' 1" (3.01m x 2.76m)

BEDROOM SIX

11' 6" x 25' 6" (3.51m x 7.76m)

ENSUITE

11' 6" x 7' 5" (3.51m x 2.26m)

OUTSIDE THE PROPERTY

TRIPLE OAK CAR PORT

31' 4" x 17' 3" (9.54m x 5.25m)

UTILITY

8' 6" x 9' 8" (2.60m x 2.94m)

WC

TOTAL SQUARE FOOTAGE

482.0 sq.m (5190 sq.ft) approx.

LODGE

KITCHEN/LIVING/DINING ROOM

14' 2" x 18' 9" (4.31m x 5.71m)

BEDROOM

10' 8" x 9' 5" (3.25m x 2.86m)

ENSUITE

TOTAL SQUARE FOOTAGE

38.0 sq.m (404 sq.ft) approx.



THE BARN

HALLWAY

WC

LIVING ROOM

22' 7" x 19' 0" (6.89m x 5.79m)

BEDROOM THREE

11' 4" x 8' 7" (3.46m x 2.62m)

INCOMPLETE KITCHEN

14' 10" x 28' 5" (4.52m x 8.66m)

UTILITY

13' 7" x 7' 10" (4.14m x 2.38m)

BEDROOM ONE

14' 7" x 10' 1" (4.45m x 3.08m)

ENSUITE

BEDROOM TWO

14' 10" x 10' 3" (4.53m x 3.12m)

ENSUITE

OUTSIDE THE PROPERTY

GOAT PEN ONE

7' 10" x 11' 2" (2.40m x 3.41m)

GOAT PEN TWO

13' 9" x 11' 4" (4.18m x 3.45m)

GOAT PEN THREE

14' 2" x 11' 4" (4.33m x 3.46m)

**STABLE ONE**

7' 5" x 11' 1" (2.27m x 3.38m)

STABLE TWO

9' 11" x 11' 1" (3.03m x 3.37m)

STABLE THREE

11' 4" x 10' 10" (3.46m x 3.31m)

BARN

25' 7" x 27' 4" (7.80m x 8.32m)

TOTAL SQUARE FOOTAGE

286.0 sq.m (3078 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**EXPANSIVE GARDENS****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services – oil, mains electricity and sewers.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Ground Floor
Approx 197 sq m / 1988 sq ft

- Lounge: 4.90m x 7.16m / 16'1" x 23'6"
- Study: 4.89m x 2.36m / 16'1" x 9'9"
- Porch: 3.07m x 1.54m / 10'1" x 5'1"
- Kitchen/Dining & Living Room: 4.33m x 10.75m / 14'2" x 35'3"
- Double Height Hallway: 4.83m x 6.80m / 15'9" x 22'4"
- Bathroom: 4.28m x 1.78m / 14'1" x 5'10"
- Utility: 2.35m x 3.04m / 7'9" x 10'0"
- Plant Room
- Pantry

First Floor
Approx 151 sq m / 1624 sq ft

- Principal Suite: 4.85m x 5.42m / 15'11" x 17'8"
- Bedroom 1: 3.57m x 3.14m / 11'7" x 10'4"
- Bedroom 2: 4.25m x 4.32m / 14'1" x 14'2"
- Bedroom 3: 4.25m x 4.25m / 14'1" x 14'1"
- Bedroom 4: 3.57m x 3.14m / 11'7" x 10'4"
- Bathroom: 2.35m x 3.30m / 7'9" x 10'8"
- Bathroom: 2.35m x 3.30m / 7'9" x 10'8"
- Ensuite: 1.50m x 2.20m / 4'11" x 7'3"
- Ensuite: 2.35m x 3.30m / 7'9" x 10'8"
- Ensuite: 2.35m x 3.30m / 7'9" x 10'8"
- Wardrobe 1: 1.50m x 2.20m / 4'11" x 7'3"
- Wardrobe 2: 1.50m x 2.20m / 4'11" x 7'3"
- Landing
- Balcony: 4.28m x 1.78m / 14'1" x 5'10"

Second Floor
Approx 113 sq m / 1222 sq ft

- Bedroom 5: 3.51m x 7.70m / 11'6" x 25'0"
- Bedroom 6: 3.51m x 7.70m / 11'6" x 25'0"
- Bedroom 7: 3.51m x 7.70m / 11'6" x 25'0"
- Ensuite: 3.51m x 2.20m / 11'6" x 7'3"
- Ensuite: 3.51m x 2.20m / 11'6" x 7'3"
- Ensuite: 3.51m x 2.20m / 11'6" x 7'3"
- Landing

Outbuilding
Approx 41 sq m / 438 sq ft

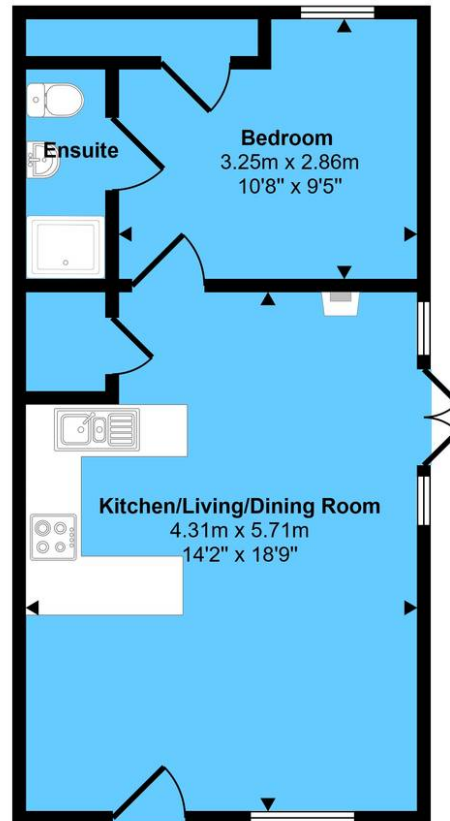
- Triple Oak Car Port: 3.54m x 5.23m / 11'6" x 17'2"
- Utility: 2.02m x 2.54m / 6'8" x 8'4"

Overlaid head height barrier 1.5m

This blueprint is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Imagery 360



Approx Gross Internal Area
38 sq m / 404 sq ft



Floorplan - Lodge

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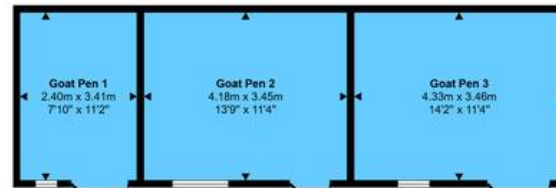
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Approx Gross Internal Area
286 sq m / 3078 sq ft



Ground Floor
Approx 151 sq m / 1626 sq ft



First Floor
Approx 39 sq m / 415 sq ft



Second Floor
Approx 96 sq m / 1038 sq ft

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